

## ECONOMIC DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Joni Marsh, Development Services Manager  
FROM: Erin Fosdick, Senior Planner  
DATE: January 14, 2014  
RE: 2013 Population Estimate for the City of Longmont

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According to the 2010 Census, there were 86,270 people living in the City of Longmont as of April 1, 2010. The 2012 year-end population estimate, completed by the City of Longmont's Planning Division, placed the population at 87,854. Recent research and analysis indicate the population as of December 31, 2013 was 90,219. Based on these year-end estimates, the population of Longmont has increased 2.7%.

The 2013 estimate was derived from the following variables:

- Number of dwelling units
- Vacancy rate
- Average household size
- Population living in group quarters

A discussion of each of the variables used to develop the population estimate follows.

#### **Number of Dwelling Units**

As of April 1, 2010, the US Census Bureau placed the number of dwelling units in the City of Longmont at 35,008. Calculations done by Planning Division staff subsequent to the 2010 Census, estimated there were 35,377 dwelling units available for occupancy in the City as of December 31, 2012.

Data from the Planning and Development Services Division indicate that an additional 308 dwelling units were issued certificates of occupancy between January 1, 2013 and December 31, 2013. No units were acquired through annexation and no permits were issued converting residential to commercial or commercial to residential. Three residential units were demolished during 2013. Based on this information, the estimated number of dwelling units available for occupancy at the end of 2013 is 35,682 (=35,377+308+0+0-3).

#### **Vacancy Rate**

The 2010 Census reported a vacancy rate of 5.0% for the City of Longmont. The American Community Survey (ACS) reports vacancy rates for both owner and renter occupied units. The ACS is an ongoing statistical survey administered by the U.S. Census Bureau that

samples a percentage of the population each year; information from the survey generates demographic, social, housing, and economic data. The average vacancy rate reported in the 5-year Estimates (2008 – 2012) for Longmont was 2.1%, the 3-Year Estimates (2010 – 2012) reported an average rate of 1.9% and the 1-Year estimates reported a vacancy rate of 2.4%. The lower vacancy rates reported by the ACS seem generally consistent with local information; for these estimates a vacancy rate of 2.4% has been used. This is a lower vacancy rate than the 4.9% used for the 2012 estimates.

### **Average Household Size**

In 2010, the US Census Bureau reported the average household size in the City of Longmont was 2.58 persons per household. The average household size reported in the 5-year ACS Estimates (2008 – 2012) for Longmont was 2.57, the 3-Year Estimates (2010 – 2012) reported an average HH size of 2.59 and the 1-Year estimates reported an average HH size of 2.56 persons per household. For this estimate, the City of Longmont has used a household size of 2.57 persons per household, which is slightly lower than the average household size used in 2012, which was 2.59 persons per household.

### **Population Living in Group Quarters**

The 2010 Census reported that there were 639 persons living in group quarters, sometimes referred to as “group homes,” in the City of Longmont. Group quarters are defined by the Census as institutional or non-institutional living arrangements for people not living in households. An additional 78 persons have been identified by City staff as living in group quarters within the City. Based on this information, a group quarter’s population of 717 has been used for these estimates.

### **December 31, 2013 Population Estimate**

Based on the variables described above, the estimated population for the City of Longmont has been calculated as follow:

35,682	Total dwelling units
<u>x 0.976</u>	Occupancy rate (2.4% vacancy rate)
34,826	Occupied dwelling units
<u>x 2.57</u>	Average household size
89,502	Persons living in households
<u>+ 717</u>	Persons living in group quarters
<b>90,219</b>	<b>City of Longmont 2013 population estimate</b>

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